

City of York Council
Examination of the City of York Local Plan
2017 – 2033

Schedule of Matters, Issues and Questions for the Examination
(Revised 15 June 2022)

Phase 3 Hearings

Matter 3 – Student Housing

Response on behalf of the University of York

by O'Neill Associates

5 July 2022



Chartered Town Planning Consultants

Matter 3 – Student Housing

This statement responds to the Inspectors' questions as relevant to the University of York

- 3.1 What is the need for student housing?
- 3.2 Is the general approach of the Plan to student housing justified?
- 3.3 Is policy H7 reasonable?
- 3.4 Will it adequately address the need for student housing?
- 3.5 Is allocation SH1 soundly based and sufficient?
- 3.6 Is the manner in which Policy H8 approaches HMOs justified?

PLANNING RESPONSE

1. The University of York
2. University Growth
3. Student Housing Provision
4. Alternative Student Housing Options
5. Need for student housing
6. Approach of the Plan
7. Policy H7
8. Local Plan Policy H8
9. Conclusion

APPENDICES

- a. Campuses plan
- b. Latest University student housing return to the Council 1 December 2021
- c. University growth rate scenarios (as corrected from 2021 reps)
- d. The role of the University of York in the Economy of York: Nicol Economics
- e. Indicative Masterplan for campus east extension: MAKE Architects

1. UNIVERSITY OF YORK

1.1 This statement is aimed at recounting the position of the University in relation to its commitment to housing students: -

- where its housing is located,
- its planning obligation to house growth of students,
- its strategy in reviewing the demand for additional housing
- proposals to increase supply during the Plan period.

1.2 The University of York is one of the leading universities in the U.K. and is a member of the elite Russell Group of research intensive universities. It accommodates a range of higher education activities. Its two campuses at Heslington include facilities for teaching, research, staff and student housing, arts, sport and social activities, plus knowledge led business and science park uses. It has recently been ranked in the top 10 research universities nationally.

1.3 The University has two campuses at Heslington, west and east, plus in the city centre King's Manor teaching and research centre and The Guildhall business incubator unit. Campus West, started in 1962 and has a mature landscape character. Campus East was permitted by a Secretary of State decision in 2007. Its 116ha site includes a central area of 65ha allocated for development, the remainder is surrounding landscape. The University has been hugely successful and is a crucial part of the local economy.

1.4 The equally successful York Science Park, started in 1994, is located to the east of Campus West and accommodates a range of university research institutes, academic departments, University spin-outs and collocated Research and Development businesses.

2. UNIVERSITY GROWTH

2.1 As our previous representations have outlined, the student population has grown from 230 in 1963 to 20,277 full time equivalents (FTEs) in 2021/22. Its FTE staff numbers have grown by 43% from 3,106 in 2013 to 4,443 in 2022.

2.2 Rates of growth of the various activities on campus vary with the specific type of activity. One method that clearly illustrates growth rates is land take, in respect of new development and/or redevelopment.

- The 68ha Campus West, established in 1964, is effectively built out to capacity based on policy ED2, to a maximum footprint for buildings and car parks of 23%, and retaining its landscape character, of which over 60% is a registered park grade II. These, plus listed buildings, the conservation area and mature landscape result in

development potential being restricted to redevelopment and building on car parks. The University is currently planning major redevelopment projects within these constraints.

- The 9ha science park is also fully built out with the Innovation Centre, the Biocentre, the IT Centre, individual businesses and some academic department.
- Campus East has a 20-year outline planning permission from 2007. The 116ha campus has a central area allocated for development of 65ha but, excluding the campus lake, this amounts to 44.4ha. Since 2009, a steady build-out has resulted in only 10.5ha remaining equating to, at most, a 3-4 years land supply at previous growth rates of 2.6ha/annum.

3. STUDENT HOUSING PROVISION

3.1 There are currently 11 residential colleges across the two campuses which provide a total of 7,128 bedspaces. The University guarantees accommodation to all full time, non-home based first year students and overseas students for the whole period of their time on campus. It then has a priority list for any remaining places.

3.2 In addition, the University is bound by planning obligations in the Section 106 Agreement tied to the grant of outline planning permission for campus east. The obligation on student housing is designed to ensure that the expansion in student numbers is accompanied by appropriate growth in student housing on campus subject to provisos. It requires that:

- Level of student housing capacity on campus west to be retained no less than 3,586
- Additional student housing to be provided on campus east up to the expansion numbers (growth from 2007) as long as there is demand, and to take steps to encourage the maximisation of the demand
- All full-time non-home based students have the right to apply for student housing for the duration of their study at the University. If actual demand is in excess of the number of full-time non-home based students resulting from the development (campus east), the University is to prioritise applications in accordance with its accommodation policy
- The University is to submit to the Council at each calendar year end an annual survey of full-time non home based students and the number of bedspaces available on

campus east and campus west to demonstrate that the housing demand generated by the campus east development is being met.

- If the annual survey demonstrates that there is unmet student housing demand for campus housing in excess of 50 bedspaces, the University undertakes to bring forward and implement plans to provide additional accommodation on site in units of 300 within 2 years of the date of the survey so long as it is economically prudent to do so
- The University will make available to the Council by each calendar year end its baseline rent model on which its rents are calculated

The intention of the obligation is to relieve pressure on the private rented sector within the City.

3.3 This obligation has been met and the provision of student housing has successively exceeded the growth in additional demand for on campus student housing. Additional accommodation in active planning or under construction is taken into account in the final line of the data which re-enforces the fact that provision exceeds demand. The 2021/2022 submission is included in appendix b.

3.4 In addition to those groups of students who are guaranteed accommodation, all other non-home based students are eligible to apply. These are traditionally returners, second or third years who prefer to live on campus, and postgraduates. Places are allocated in line with the University's published priorities.

4. STUDENT GROWTH PROJECTIONS

4.1 The increase in student numbers has averaged at just over 4.0% over the last decade, bearing in mind that this not the only measure of growth. University research and collaborative R&D have seen a growth trajectory also. However, it is relevant in terms of student housing provision.

4.2 Council document TP1 ADDENDUM, §.4.51-4.55, 7.25-7.26 and 10.30-10.32. §4.53 refers to growth in student numbers as a measure of the demand for expansion of the physical estate. It erroneously refers to a 0.5% annual growth rate in student numbers over 10 years based on the University's 2017 representations. The text in §2.3 of the University reps states that:

"Because of its status there remains a high demand for student places and this is reflected in the growth of student numbers over the past 10 years which have increased by 5,300 to over 16,000."

As a matter of mathematics, this growth equates to a 4.1% annual increase in student numbers, not the 0.5% quoted by the Council.

4.3 The Council then projected this erroneous rate of growth to the end of the plan period to justify the size of allocation ST27, this despite the fact that it would not be possible to be certain of any accurate prediction over such a long period of 17/18 years. Also, as stated above, student population is not the only measure of growth and need for development space.

4.4 Current University 5 year forecasts of student numbers to academic year 2026/27, based on planned expansions of courses and research, are shown as:

Population	TOTALS- 5YF				
	2022/23	2023/24	2024/25	2025/26	2026/27
UGH	13,448	13,420	12,900	12,698	12,780
UGO	1,561	1,911	2,208	2,332	2,339
PGTH	1,283	1,410	1,432	1,482	1,506
PGTO	2,911	3,049	3,219	3,536	3,682
PGRH	829	880	920	900	900
PGRO	520	568	592	576	580
IPC	326	290	331	387	443
TOTAL	20,878	21,528	21,602	21,911	22,230

4.5 However, the Plan period runs until 2037/38, which necessarily involves less certain rates of prediction. The University has instead investigated a range of growth scenarios, based on a model ranging from 0.5% to 4.0% growth rates, which has been included in 2018 and 2021 representations. This indicates the physical facilities that would be required at each level of growth. A copy is included in appendix c in a revised form, correcting an error from the previous version. In the range of growth of 1.25% to 4.0, and student totals 22,344 to 39,224, the total demand for bedspaces would range from 10,329 to 18,133.

3.1 *What is the need for student housing?*

5. ALTERNATIVE STUDENT HOUSING OPTIONS

5.1 For non-home based students not wishing to take it up, or those not allocated campus accommodation, the options are the private rented sector (HMOs), or the purpose build student accommodation, (PBSA). A small proportion of students live in the family home.

5.2 Other than living in the family home, the private rented sector, where three or more students share a house (HMO), tends to be the most economic accommodation. The PBSA includes a range of accommodation options, but its top of the range studio units are the most costly. By comparison, the University has a range of on campus student housing options of varying age, standards, costs, and tenure length, with a range of rental lengths.

5.3 As a broad brush measure, currently in the city 30% of students live in university accommodation, 30% are in HMOs, 10% in the PBSA sector, 20% in their own permanent home, rented or owned, and the remainder are in the parental home. The choice is mainly down to economic, social and geographical reasons.

6. NEED FOR STUDENT HOUSING

6.1 The University considers that there is still significant unmet need for additional bespoke student housing. Some potential has been identified on campus west via demolitions. Due to other potential uses for the remaining undeveloped land on the campus east, development of further student housing is anticipated to be off campus. This unmet need is under consideration in coordination with York St John University, using the PBSA sector. Several options are proposed by private providers in the city centre.

6.2 Beyond this 5 year period, campus housing will be planned on ST27, when infrastructure is in place to service the units.

3.2 Is the general approach of the Plan to student housing justified

7. APPROACH OF THE PLAN

7.1 The Plan contains no meaningful overview of student housing provision during the plan period in terms of the likely need across the sector. The only control is H8 which seeks to control the density of HMOs in any street or neighbourhood for the benefit of existing residents.

7.2 There is no explicit strategy aimed at reducing the number of houses in use as HMOs in order to release them back into the private housing market. Neither are there any specific allocations for PBSA developments to meet this objective, except SH1, a small site put forward by the landowner, York St John University.

7.3 The PBSA sector is observed to occupy city centre sites which come on the market, available for a change of use, from employment or commercial uses. This method of site finding does not appear to have constrained the increasing provision of student housing in the PBSA sector in the city centre.

7.4 For the unique example of the University, where on campus provision beyond the next 5 years is proposed to be part of a mixed HE activity on ST27, the Plan's approach is plainly unreasonable and has the effect of severely constraining planned growth. A range of representations have been submitted over the last eight years justifying a larger allocation than proposed in the emerging Plan, without any attempt by the Council to engage with the University's evidence to demonstrate that its approach is misguided.

7.5 Policies ED1, ED2 and ED3 support student housing on campus, in fact, this option is required to be the first consideration. But with the University expected to run out of development land in the next 5 years, the period up to 2037/38 must be considered now, since the boundaries of the Green Belt are to be determined in this emerging Plan exercise.

7.6 The evidence to the matter 2 session on universities and colleges comments on the capacity of ST27 as proposed in the emerging plan. Due to:

- the need for wide landscape buffers on each boundary
- the provision of an attenuation lake
- the provision of sports facilities
- the fact that the westernmost field in the allocation is not in the control of the University

it is considered that only 10-12 ha out of the 21.5ha allocated would be available for built development. This is assessed as a 3-4 year land supply. Due to the range of supportive policies for University expansion, ED1, ED3, SS22 and EC1, the allocation ST27 is clearly inadequate.

3.3 Is policy H7 reasonable?

8. POLICY H7

8.1 Policy H7 has a narrow sphere of influence. It is silent on the need for student housing, beyond stating that need must be proven for any scheme submitted for planning permission. Whether there is adequate on-campus and off-campus provision to relieve pressure on the private rented sector is not addressed.

8.2 To require a scheme to prove it is needed is rather superfluous since no developer or university would risk capital on a scheme that would not have a very high occupancy rate to fund loan repayments.

3.4 Will it adequately address the need for student housing?

8.3 No, it is not designed to do that, only control the details of any schemes that come forward for planning permission.

3.5 Is allocation SH1 soundly based and sufficient?

8.4 This is the only student housing allocation in the Plan and it was put forward by York St John University as landowner. It appears to meet the criteria included in H7 for student housing sites. However, there is no indication in the policy that SH1 is accepted as the only site needed, just that it is considered acceptable.

3.6 Is the manner in which Policy H8 approaches HMOs justified?

9. PLAN POLICY H8 HMOS

9.1 This is a complicated area for the Council to try to control. The move towards serviced student accommodation in the PBSA, plus on-campus housing may reduce the need for further HMOs, provided that there is sufficient land identified to meet that need. But, HMOs constitute a lower cost option for students which is a valuable component of the range of options. It also allows friendship groups to live together.

10. CONCLUSION

10.1 Student housing provision has been actively expanding, particularly in the PBSA sector. However, the Plan provides no evidence that on campus and PBSA growth have resulted in the release HMOs back to the private housing market. The Plan gives no evidence on the trends in the number of HMOs, whether increasing or declining.

10.2 York is a city of housing stress with rising purchase prices and rents, and a growing student body needing accommodation. Increasing PBSA provision on sites that become available for redevelopment impacts on other competing land uses but this is not reported or commented on in the Plan.

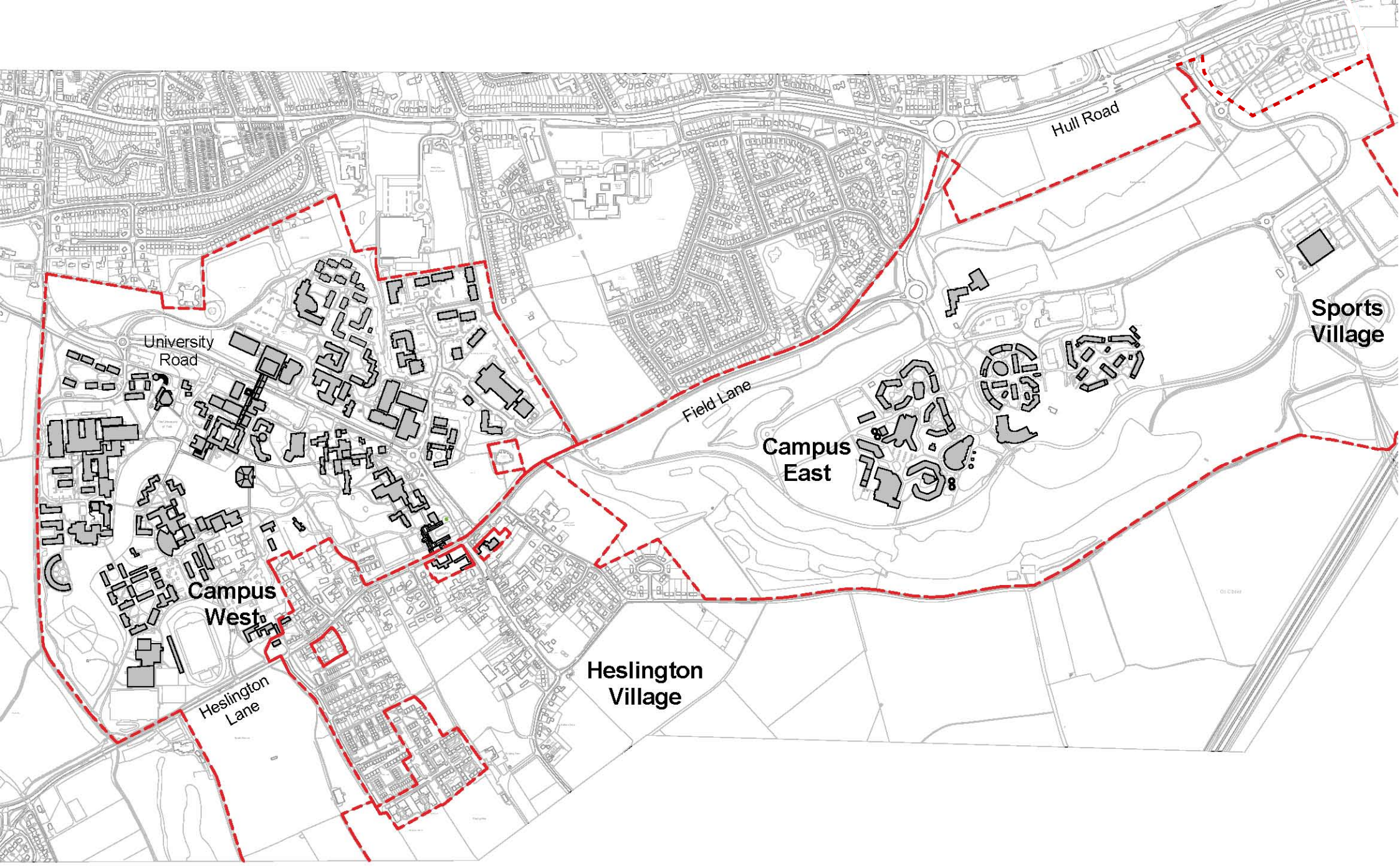
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Director

(ulp2206.response to MIQs.student housing)

APPENDIX A

- a. Campuses plan



APPENDIX B

- b. Latest University student housing return to the Council 1 December 2021

Section 106 - Based on 1st December 2021 Student Data

Reflecting student registrations for the academic year 2021/22

	2008/9 Baseline	2009/10 Actual	2010/11 Actual	2011/12 Actual	2012/13 Actual	2013/14 Actual	2014/15 Actual	2015/16 Actual	2016/17 Actual	2017/18 Actual	2018/19 Actual	2019/20 Actual	2020/21 Actual	2021/22 Actual
STUDENT NUMBERS <i>(headcounts)</i>														
Total FT Students	-	12,135	13,265	14,070	14,272	14,639	14,784	14,877	16,151	17,038	17,472	17,703	19,087	20,132
Total FT Students (excluding FTO / placement year students)	10,634	11,774	12,890	13,654	13,771	14,121	14,272	14,310	15,619	16,418	16,894	17,004	18,547	19,330
Matching home and term-time postcodes (i.e. living 'at home')	877	1,088	976	886	782	886	900	986	1,917	2,077	1,897	1,857	4,724	3,735
Not matching home and term-time postcodes	-	10,531	11,699	12,512	12,748	12,960	13,073	12,858	13,588	14,320	14,994	15,136	13,680	15,406
Unknowns	-	155	215	256	241	275	299	466	114	21	3	11	162	159
<i>(Cross check to Total FT Students)</i>		11,774	12,890	13,654	13,771	14,121	14,272	14,310	15,619	16,418	16,894	17,004	18,566	19,300
Based on known population, pro-rata of unknowns that we take as home	-	15	17	17	14	18	19	33	14	3	0	1	42	31
Total FT Students not living 'at home'	9,757	10,671	11,897	12,751	12,975	13,217	13,353	13,291	13,688	14,338	14,994	15,136	13,680	15,406
% of Total FT Students not living 'at home'	92%	91%	92%	93%	94%	94%	94%	93%	88%	87%	89%	89%	74%	80%
Cumulative 'Expansion Numbers' (FTNHB) [A]	-	914	2,140	2,994	3,218	3,460	3,596	3,534	3,931	4,581	5,237	5,379	3,923	5,649

ACCOMMODATION

Accommodation applications														
Actual bookings	-	4,462	-	-	-	-	-	-	-	-	-	-	-	-
Estimate of applications	-	6,185	-	-	-	-	-	-	-	-	-	-	-	-
Demand based on enrolment [See Note 2]														
Preference for on-campus accommodation = Yes	-	-	6,490	6,516	6,568	6,877	6,901	7,052	7,275	7,615	8,242	7,041	6,971	7656
Preference for on-campus accommodation = No	-	-	6,093	6,830	6,962	7,052	7,197	7,084	7,856	8,518	8,648	9,784	11,427	11600
No response	-	-	307	308	241	192	174	174	488	285	4	179	168	74
<i>(Cross check to Total FT Students)</i>			12,890	13,654	13,771	14,121	14,272	14,310	15,619	16,418	16,894	17,004	18,566	19,330
% of students expressing a preference for on campus accommodation [B]	-	-	52%	49%	49%	51%	49%	50%	48%	47%	49%	42%	38%	40%
Demand for on campus accommodation from FTNHB Students [C]	-	-	1,104	1,462	1,562	1,779	1,760	1,763	1,890	2,162	2,556	2,251	1,486	2,246
Bed spaces provided														
Heslington East - Goodricke	0	605	605	591	591	591	606	606	603	603	603	603	589	590
Heslington East - Langwith	-	-	-	-	651	651	649	649	651	651	651	651	651	651
Heslington East - Constantine	-	-	-	-	-	-	623	623	624	624	624	624	622	622
Heslington East - Anne Lister	-	-	-	-	-	-	-	-	-	-	-	-	-	491
Heslington West to Plan 4 [See Note 5]	3,586	3,848	3,844	3,859	3842	3815	3736	3736	3758	3824	3824	3824	3824	3844
Total	3,586	4,453	4,449	4,450	5,084	5,057	5,614	5,614	5,636	5,702	5,702	5,702	5,686	6,198
Cumulative increase in bed spaces [D]	-	867	863	864	1,498	1,471	2,028	2,028	2,050	2,116	2,116	2,116	2,100	2,612

DEMAND

Un-met demand based on student growth over bed spaces [E]	-	-	241	598	64	308	-268	-265	-160	46	440	135	-614	-366
Proposed Additional Student Accommodation [F] [See Notes 4, 8 & 9]	-	-	0	0	0	620	0	0	0	0	1,480	1,480	1,480	981
Current Net over supply above demand	-	-	-241	-598	-64	-308	268	265	160	-46	-440	-135	614	366
Projected over supply above demand	-	-	-241	-598	-64	312	268	265	160	-46	1,040	1,345	2,094	1,347

APPENDIX C

- c. University growth rate scenarios (as corrected from 2021 reps)

Summary of land take projections November 2019 included in June 2021 reps with line missing 'Additional total student numbers' PTO

Scenario	1	2	3	4	5	6
Growth						
Growth Assumption	0.50%	1.00%	1.25%	1.50%	2.00%	4.00%
Student Nos at 2038	19,114	21,213	22,344	23,531	26,089	39,224
Additional total student numbers	1,901	4,000	5,131	6,318	8,876	22,011
Residential Demand vs Supply						
Student Beds needed	8,836	9,807	10,329	10,878	12,061	18,133
Supply to a maximum of 10760 beds on Campus East	8,760	9,760	10,760	10,760	10,760	10,760
No of Colleges needed	14	15	15.5	16	18	25
Academic and Supporting Space						
Additional space required for staff to support increase in Student Numbers (NIA meters squared)	1,901	4,000	5,131	6,318	8,876	22,011
Additional teaching space required for increase in Student Numbers (NIA meters squared)	1,855	3,905	5,008	6,167	8,664	21,486
Additional space for central support (Library and central support services)	3,862	8,129	10,426	12,840	18,038	44,731
Additional space for catering	10,379	21,845	28,018	34,503	48,473	120,204
Additional space for commercial/retail	552	1,162	1,490	1,835	2,578	6,394
Additional research space not offices	1,266	2,663	3,416	4,207	5,910	14,656
Additional Lab space not research	2,120	4,462	5,723	7,048	9,901	24,552
NIA	20,587	43,328	55,572	68,435	2,578	238,417
GIA (85% gross to net)	24,220	50,974	65,378	80,512	96,142	280,491
m2/additional student	12.7	12.7	12.7	12.7	12.7	12.7
Percentage of 26 ha required	13%	56%	92%	100%+	100%++	100%+++

Summary of Land take projections **(CORRECTED JUNE 2022: addition of line 'Additional total student numbers' previously omitted in error)**

Growth Scenario	1	2	3	4	5	6
Growth						
Growth Assumption	0.50%	1.00%	1.25%	1.50%	2.00%	4.00%
Student Nos at 2038	19,114	21,213	22,344	23,531	26,089	39,224
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Academic and Supporting Space						
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Additional research space not offices	2,120	4,462	5,723	7,048	9,901	24,552
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NIA	20,587	43,328	55,572	68,435	96,142	238,417
GIA (85% gross to net)	24,220	50,974	65,378	80,512	113,109	280,491
m2/additional student	12.7	12.7	12.7	12.7	12.7	12.7
Percentage of 26 ha required	13%	56%	92%	100%+	100%++	100%+++

APPENDIX D

d. The role of the University of York in the Economy of York: Nicol Economics

1. Briefing on University of York Space Needs

- 1.1 This briefing note is based on the evidence supplied by the University in 2018 and 2019 as “University of York – Growth Rational for Campus East Extension to the South of the Lake.” The initial evidence of March 2018 was undated in November 2019 and included in the June 2021 reps. Both were produced by Stephen Talboys the then Director of Estates and Campus Services, who is no longer with the University.
- 1.2 The work uses six scenarios of future growth in student numbers to assess the associated space need and then compares it to existing space/land (Campus West and East) and the entire 26 hectares ST27 site allocation promoted by the University in the draft Local Plan.

2. Assessment of need

- 2.1 The approach taken in 2018 and 2019 was to project forward different growth rates in student numbers and convert these to space needs, essentially based on the current then relationship between student numbers and space. This, in effect, assumed that the University functioned in a similar way to the baseline period. It did not allow for larger scale needs associated with new research and collaboration opportunities.

The assessment of need looked at two separate elements:

- Residential accommodation
- Academic and supporting space

Student residential accommodation

- 2.2 The 2018 and 2019 paper explains how student residential need “beds” on campus are calculated. It takes forecast student numbers (distinguishing between “intake” (ie first year UG), returning student (2nd year etc) and between home and overseas and UG and PG). As explained in the papers key assumptions are that:
 - All intake students offered a bed on campus (but 12% of UK UG students are “live at home” so do not need a bed on campus)
 - 15% of returning students have a bed on campus, with priority to overseas students.
- 2.3 The net effect of these assumptions is that on average for every 100 students there is a need for 46.2 student beds. This is the same across scenarios and across time.
- 2.4 The model then converts this student bed number into colleges (assumed to be 600 bed) and takes account of the then existing supply. In 2018 this was:
 - 5,700 existing bed spaces, plus, 400 nominations for Student Castle PBSA total 6,100
 - The new space in College 10 and College 11 on Campus East the western end, then 1,200 beds
 - Redevelopment of Campus West to create College 12 (a net addition of 410 bed spaces)
 - This totals 7,310 bed spaces.

City of York Local Plan – UoY Space Needs Note dates 1 July 2022

- 2.5 The modelling work assumes one more college (College 13 with 800 beds) can be delivered on the eastern end Campus East north of the lakes (ie existing allocation) using buildings 76 to 83 on the MAKE masterplan. There is no more space for any more colleges on Campus East north of the lakes at this point and this provides total capacity (before using the new proposed allocation south of the Lakes of 8,110 beds in 13 colleges).
- 2.6 Any student numbers requiring more beds beyond this needs to be accommodated on Campus East south of the lake, (See Table 1). This has been converted to extra colleges based on an average number of beds of 845.

Table 1: Residential Accommodation Needs						
Scenario	1	2	3	4	5	6
Growth						
Growth Assumption	0.50%	1.00%	1.25%	1.50%	2.00%	4.00%
Student Nos in 2038	19,114	21,213	22,344	23,531	26,089	39,224
Additional total student numbers	1,901	4,000	5,131	6,318	8,876	22,011
Residential Demand vs Supply						
Student Beds needed	8,836	9,807	10,329	10,878	12,061	18,133
beds per students	46.2%	46.2%	46.2%	46.2%	46.2%	46.2%
Need compared to available and future supply that can be accommodated on Campus West and Campus East north of the lake (ie Colleges 1 to 13)						
Student beds	726	1,697	2,219	2,768	3,951	10,023
Extra colleges	0.9	2.0	2.6	3.3	4.7	11.9
Total Colleges needed						
	13.9	15.0	15.6	16.3	17.7	24.9

- 2.7 Note in the 2018 and 2019 papers there is reference to “Supply to a maximum of 10,760 beds on Campus East”. This is based on the assumption that the three colleges with 2,650 beds could be built on Campus East extension, south of the lake (but this is addressed in supply below).

Academic and supporting space

- 2.8 This modelling is based on taking existing average space per student and projecting forward. This is based on this baseline data hard wired into the model. **We do not have the source for these.** Note: “central support” covers all the activities not covered by the other categories so sporting centres etc. The assessment does not include

Table 2: Academic and supporting space Baseline space 2017/18				
Type of use	Existing area		Space per student sqm	
	sqm NIA	%	NIA	GIA
Staff accommodation (offices)	16,802	9.2%	1.0	1.1
Teaching space	34,980	19.2%	2.0	2.4
Central support (including library and central support services)	94,000	51.7%	5.5	6.4
Catering	5,000	2.7%	0.3	0.3
Commercial/retail	11,461	6.3%	0.7	0.8
Research space (not offices)	19,200	10.6%	1.1	1.3
Lab space not research	500	0.3%	0.0	0.0
Total	181,943	100.0%	10.6	12.4

- 2.9 These space standards are applied to student growth to give the total space for these uses in Table 3 under each scenario.

Table 3: Extra academic and supporting space (compared to 2017/18) by 2038						
Scenario	1	2	3	4	5	6
Additional total student numbers	1,901	4,000	5,131	6,318	8,876	22,011
Extra space required						
Space required for staff	1,855	3,905	5,008	6,167	8,664	21,486
Teaching space	3,862	8,129	10,426	12,840	18,038	44,731
Central support (Library and central support services)	10,379	21,845	28,018	34,503	48,473	120,204
Catering	552	1,162	1,490	1,835	2,578	6,394
Commercial/retail	1,266	2,663	3,416	4,207	5,910	14,656
Research space not offices	2,120	4,462	5,723	7,048	9,901	24,552
Lab space not research	552	1,162	1,490	1,835	2,578	6,394
Total NIA	20,587	43,328	55,572	68,435	96,142*	238,417
Total GIA (85% gross to net)	24,220	50,974	65,378	80,512	113,109*	280,491
m2/additional student	12.7	12.7	12.7	12.7	12.7	12.7
Note: * corrected figures from original evidence						

3. Assessment of supply and land needs

- 3.1 In addition to space for one further College (College 13) the reports note that Campus East north of the lake has space for a remaining 16,000 sqm of academic space and 15,000 sqm of knowledge exchange and business space (31,000 sqm in total). [Note: this amount of capacity is referred to as 31,000, 34,000 and 38,000 in different places].
- 3.2 The work then considers how the 26 hectare allocation, promoted by the University, would be used up under each scenario. This is quite complicated and the process is not entirely clear as it involved judgment about design and location of different elements. However, it is possible to do a simplistic exercise as follows:
- 1) We know the extra space requirement (GEA) for academic and supporting space (Table 3) by scenario (Line A in Table 4) and from this can be netted off the existing space left on Campus East north of the lake 31,000 sqm (Note this includes the potential 15,000 SQM for business and knowledge exchange uses) to give Line B in table 4
 - 2) We also know the extra number of beds/colleges by scenario and these can be converted to space (29.2 sqm GIA per extra bed¹) (Line C)
 - 3) This gives the total extra floorspace for each scenario for all uses beyond what can be accommodated within the existing east and Campus East north of the lakes (Line D)
 - 4) The average ratio of floorspace to footplate for the extension is 32% (based on Make masterplans in 2018) giving total extra floorplate/land take (Line E)

¹ Based on the Make floor areas of 19,000 sqm for 650 bed College

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- 5) The plot density is 23% to give the total land area needed (Lines F and G) which excludes landscape buffers, sports pitches and attenuation lakes etc.
- 6) This can be compared to different site areas of the proposed 26 or 21.5 ha (Lines H and I)

Scenario	1	2	3	4	5	6
Annual growth rate	0.50%	1.00%	1.25%	1.50%	2.00%	4.00%
(A) Extra academic and supporting space needed by 2038 ⁽²⁾	24,220	50,974	65,378	80,512	113,109	280,491
(B) less capacity at Campus East north of lakes ⁽²⁾	(6,780)	19,974	34,378	49,512	82,109	249,491
(C) Extra space for student beds/colleges	55,499	116,805	149,812	184,490	259,184	642,734
(D) Total space needed sqm GIA	48,719	136,779	184,191	234,003	341,293	892,225
(E) Footplate (@32%) sqm	15,465	43,416	58,466	74,277	108,333	283,210
(F) Area (@21%) sqm	67,237	188,767	254,199	322,944	471,014	1,231,349
(G) Hectares	6.7	18.9	25.4	32.3	47.1	123.1
(H) % of 26 hectares	26%	73%	98%	124%	181%	474%
(I) % of 21.5 hectares	31%	88%	118%	150%	219%	573%
NOTE extra space by ha required as per UoY evidence 2019	10	22	27	33	40	112

Notes: (1) figures different from those previously provided by UoC as methodology differs slightly; (2)* excludes space for ANY future business and knowledge exchange uses

Conclusions

3.3 This exercise is a simplistic version of that undertaken previous by UoY (2018 and 2019) but **produces very similar results**. It shows how:

- 1) Under scenarios 3 to 5 all the proposed 21.5 hectares in the Council Local Plan would be used up well before 2038 (assuming that this was, in practice, the area that could be developed with no buffer). And this does not factor in the capacity of need to accommodate major collaboration projects (“known-unknowns”)
- 2) Although it appears there could be sufficient land to 2038 under Scenarios 1 and 2 this makes no allowance for space of major collaboration projects at all nor of the impact of buffers etc.

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APPENDIX E

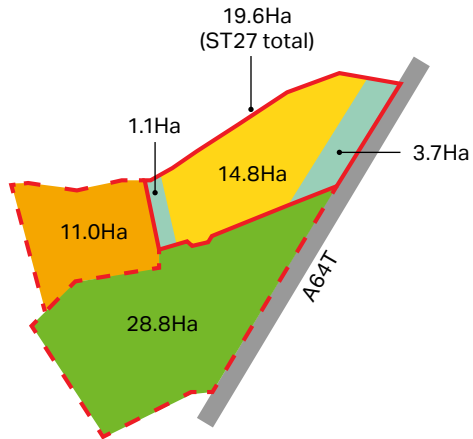
- e. Indicative Masterplan for campus east extension: MAKE Architects

Campus East

Extension proposal

23.02.2022 / Rev 05

Campus East extension: Zoning and areas



Key: extension proposal (right)

- Existing building
- Social / hub building
- Residences
- Academic building
- Business / collaboration building
- Research building
- Multi-storey car park
- Campus East
- Campus East extension ST27
- Additional allocation proposed by the University



Campus East

Extension proposal

23.02.2022 / Rev 05

Campus East (existing - north of lake)				
Building	Use	Floorplate area GIA (sqm)	Floors	Total building GIA (sqm)
1	Residential	438	4	1752
2	Residential	438	4	1752
3	Residential	1044	4	4050
4	Residential	673	4	2659
5	Residential	685	3	2055
6	Residential	1688	3	4208
7	Residential	673	4	2658
8	Residential	435	3	1905
9	Residential	438	4	1752
10	Academic	1092	3	3275
11	Residential	750	3	2250
12	Residential	900	3	2700
13	Residential	900	3	2700
14	Residential	500	4	2000
15	Residential	1300	4	5200
16	Residential	900	3	2700
17	Residential	1350	4	5400
18	Residential	500	3	1500
19	Business / collaboration	1100	3	3300
20	Business / collaboration	1300	3	3900
21	Business / collaboration	1350	3	4050
22	Business / collaboration	1200	3	3600
23	Academic	1200	2	2400
24	Academic	1000	3	3000
25	Academic	900	3	2700
26	Academic	1000	2	2000
27	Academic	900	2	1800
28	Social / hub	1200	1	1200
TOTAL				78466

Campus East (existing - north of lake)			
Use	Total building GIA (sqm)	% total	
Residential	47241	60%	
Academic	15175	19%	
Social / hub	1200	2%	
Business / collaboration	14850	19%	
TOTAL	78466		

Campus East (extension - south of lake)			
Use	Total building GIA (sqm)	% total	
Residential	49380	28%	
Academic	51650	29%	
Social / hub	16000	9%	
Business / collaboration	39900	23%	
Research	15200	9%	
Multi-storey car park	4900	3%	
TOTAL	177030		

Campus East (extension - south of lake)				
Building	Use	Floorplate area GIA (sqm)	Floors	Total building GIA (sqm)
29	Residential	960	3	2880
30	Residential	450	4	1800
31	Residential	400	4	1600
32	Residential	400	3	1200
33	Residential	1000	4	4000
34	Business / collaboration	1200	3	3600
35	Business / collaboration	1200	3	3600
36	Business / collaboration	800	3	2400
37	Business / collaboration	800	3	2400
38	Business / collaboration	1200	3	3600
39	Business / collaboration	1200	3	3600
40	Residential	900	3	2700
41	Residential	600	3	1800
42	Residential	600	4	2400
43	Residential	650	4	2600
44	Academic	950	3	2850
45	Academic	800	4	3200
46	Academic	2450	3	7350
47	Social / hub	2200	4	8800
48	Academic	1000	3	3000
49	Academic	1000	4	4000
50	Academic	2400	3	7200
79	Social / hub	1000	1	1000
UoY Proposed Additional Area Total				77580
51	Social / hub	1200	4	4800
52	Academic	950	4	3800
53	Academic	1650	3	4950
54	Business / collaboration	1050	4	4200
55	Business / collaboration	800	3	2400
56	Residential	750	3	2250
57	Residential	400	4	1600
58	Residential	400	4	1600
59	Academic	1000	4	4000
60	Academic	1000	4	4000
61	Academic	1000	4	4000
62	Residential	650	3	1950
63	Residential	1050	3	3150
64	Residential	300	3	900
65	Residential	600	3	1800
66	Residential	900	4	3600
67	Academic	1100	3	3300
68	Business / collaboration	2100	3	6300
69	Residential	650	3	2550
70	Residential	450	4	1800
71	Residential	450	4	1800
72	Business / collaboration	2600	3	7800
73	Residential	900	3	2700
74	Residential	900	3	2700
75	Research	2000	2	4000
76	Research	2000	2	4000
77	Research	3600	2	7200
78	Multi-storey car park	2450	2	4900
ST27 Total				98050
80	Social / hub	600	1	600
81	Social / hub	300	1	300
82	Social / hub	500	1	500
Landscape Buffer Total				1400
TOTAL				177030



Campus East extension proposal